



**Historic District Commission Meeting Minutes
Remote Meeting on Zoom**

CALL TO ORDER

Chair Mary Ewald-Sayles called the meeting to order with a quorum at 7:02 p.m.

INTRODUCTIONS and ROLL CALL

Present: Mary Ewald-Sayles, Grace Sayles, Ashley Meier, Steve Goss

Absent: Lorelie Doerr (joined the meeting at 7:25 p.m.)

Excused:

Others: Staff Liaison Scott McKillop; Lisa Griffiths, Planning & Zoning Administrative Assistant

APPROVAL OF MINUTES

Motion made by G. Sayles, seconded by A. Meier, to approve the meeting minutes for Wednesday, May 12, 2021 as submitted. Motion carried unanimously.

PUBLIC COMMENT - NON-AGENDA ITEMS

None.

NEW BUSINESS

It was noted incorrect case numbers were referenced on the meeting agenda and in staff-report packets. Staff stated the minutes would reflect the correct case numbers within the minutes.

HDC 21-13 – 612 N. Farragut – Michigan Management Specialists, LLC

Requesting a COA authorizing repairs to this home's front porch.

Present: Frank Wasniowski

Mr. Wasniowski explained the front porch decking and columns were deteriorating and needed to be totally replaced. He thought only two center dummy columns and a center column on the corner were actually original to the house. He said he planned to open them to replace the stantion board inside and then replace the outer wrap to restore the look of the original porch. Mr. Wasniowski said he was going to use treated lumber to replace the decking with 5/4" decking, rebuild the staircase, and add hand-built handrails around the porch. He stated the outer wraps on the columns were deteriorated and would be rewrapped to give its original cosmetic look using treated lumber. All would be painted white.

Mr. Wasniowski said the support for the deck column appeared to already have a cement column in the ground and did not see a reason why he would need to dig it up and the sagging deck corner is just from rotting wood.

A. Meier asked if the dimensions would duplicate the preexisting dimensions.

Mr. Wasniowski replied there were no plans to change the size of the porch and the dimensions would remain pretty true to the size and height but may not be exact.

A. Meier thought she had read lattice would be added around the bottom of the porch.

Mr. Wasniowski answered it would be applied to the sides right down to the ground but not in the front as the staircase took up most of that.

A. Meier asked if it would be framed.

Mr. Wasniowski said he would add a frame piece off of the column post with a foundation board. He said would also frame the front edges of the lattice with 1" x 4" boards to make it stronger.

Motion made by G. Sayles, seconded by A. Meier, to move that the Historic District Commission approve a Certificate of Appropriateness for all work described and depicted to the attachment describing proposed work, materials and alterations submitted with the work review application for Case HDC 21-13. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards 1, 2, 3, 9 and 10, and Section 64-11(c) of the city's Historic Preservation District regulations.

Motion carried unanimously.

HDC 21-14 – 1916 5th Street - Cardinal

Requesting a COA authorizing the installation of a limited number of replacement windows, replacement of front porch decking and railings and installation of vinyl siding.

Present: Lori Cardinal, owner; Todd Cardinal, brother.

Miss Cardinal explained four windows needed to be replaced. The wood is rotted and a pane is broken on two of the upper south windows. The downstairs bathroom window has air leaks and the wood is starting to rot. She said the east side upper bedroom window has a broken pane with severe air leaks and the sill needs to be replaced.

Miss Cardinal stated she didn't want to paint. She would like to side the house using a woodgrain siding. She said the south side is starting to deteriorate in areas where the top part is scalloped and the second level has cedar shake and she would like to mimic those designs in vinyl.

Miss Cardinal noted the front porch floor is actually the ceiling to the basement and leaks into the basement. She said the handrails and decking boards are rotted and she would like to replace the porch and floor with treated lumber.

M. Ewald-Sayles inquired if the windows were going to be the same shape, size and style of the current windows.

Miss Cardinal answered the sizes would be exact. The windows would be replaced with vinyl replacement windows and any exterior wood would be kept and painted.

M. Ewald-Sayles asked if siding would be two inch siding to simulate the wood siding on the house. Mr. Cardinal stated the current four inch wood lap siding would be changed to 4.5 inch redwood vinyl dutch lap siding with woodgrain.

A. Meier asked if they planned on stripping off the existing wood siding.

Miss Cardinal replied the wood siding would just be covered over.

A. Meier wondered about the railings and decking.

Mr. Cardinal said he planned on removing the 2.5 inch tongue and groove boards and replace with AC2 tongue and groove subflooring, a membrane layer, and treated 2.75 inch tongue and groove to match the existing floor. He also said the rotted railings will be replaced and they will match the existing railings.

A. Meier asked if the same spindles and posts were going to remain.

Mr. Cardinal said they were all going to be replaced so they could be stained but would mimic the current spindles.

A. Meier inquired if they were replacing the columns.

Mr. Cardinal clarified the columns would just be scraped and painted.

A. Meier said she could not see the bottom railing posts in the pictures and asked if they were going to be replicated.

Mr. Cardinal replied the replacements would match the existing railing posts exactly.

A. Meier asked if both scalloping and cedar shake colors were going to be the same green.

Mr. Cardinal answered they were dark green but were from different manufacturers under different names so the shades may be slightly off .

Motion made by S. Goss, seconded by G. Sayles, to move in the Case HDC 21-14 that the Historic District Commission approve a Certificate of Appropriateness for all work described and depicted to the attachment describing proposed work, materials and alterations submitted with the work review application for 1916 5th Street. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards 1, 2, 3, 9 and 10, and Section 64-11(c) of the city's Historic Preservation District regulations.

Motion carried unanimously.

OLD BUSINESS

None.

OTHER BUSINESS

None.

ADJOURN

Motion made by A. Meier to adjourn the meeting at 7:30 p.m. Meeting adjourned.

Prepared by: Lisa Griffiths, Planning & Zoning Administrative Assistant